

BOARD OF APPEAL REFERRALS

JANUARY 29, 1976

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530 American Legion Highway and
321 Walk Hill Street, Roslindale

MEMORANDUM

January 29, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/3/76 Petition No. Z-3516
 Bel Art Realty, Inc.
 Bella Skounjos
 671-675-677 Washington Street, Boston
 at La Grange Street

6,060 square feet of land - general business (B-10-E) adult entertainment subdistrict.

Purpose: to erect two-story structure; occupancy: two movie theatres, three stores, offices, restaurant.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	13 ft.	0

Exterior work in progress under building permit issued January 6. Violation would not adversely affect adjacent properties. Building design conforms to BRA guidelines for area. Recommend approval with Design Review proviso.

VOTED: In reference to Petition No. Z-3516, brought by Bel Art Realty, Inc., 671-675-677 Washington Street, Boston, to erect a two-story structure to be occupied by two movie theatres, three stores, offices, and a restaurant in a general business (B-10-E) adult entertainment subdistrict, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review. Violation would not adversely affect adjacent properties, and building design conforms to Authority guidelines for the area.

Z-3516

671-675-677 WASHINGTON ST.

(B.P.)



Board of Appeal Referrals 1/29/76

Hearing: 2/3/76

Petition No. Z-3517
Bunker Hill Knights of Columbus
Building Association
75 West School Street, Charlestown
at Rutherford Avenue

60,801 square feet of land; apartment (H-1-U) urban renewal area subdistrict.

Purpose: to erect two-story masonry structure -- function hall and club quarters.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A private club is conditional in an H-1-U district.		
Section 8-7. A function hall is forbidden in an H-1-U district.		
Section 23-2. Off-street parking is insufficient.	106 spaces	81 spaces

Existing quarters on High Street are obsolete. Proposed modern facility would benefit the community. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3517, brought by Bunker Hill Knights of Columbus Building Association, 75 West School Street, in the Charlestown Urban Renewal Area, for a conditional use, a forbidden use, and a variance to erect a two-story masonry structure to be occupied as a function hall and a private club in an apartment (H-1-U) urban renewal area subdistrict, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

75 WEST SCHOOL ST.

 (CH_3)

Board of Appeal Referrals 1/29/76

Hearing: 2/3/76

Petition No. Z-3518
 Federated Dorchester Neighborhood
 Houses, Inc.
 1353 Dorchester Avenue, Dorchester
 at Ellet Street

One-story masonry structure - apartment (H-1) and local business (L-1)
 districts.

Purpose: to erect one-story addition to neighborhood center facility.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 18-3. Corner traffic visibility is insufficient.		
Section 18-4. Front yard is insufficient.	10 ft.	0
Section 23-2. Off-street parking is insufficient.	93 spaces	33 spaces

Proposed second-story addition would substantially expand existing clinical services. A majority of those who utilize the facility reside within walking distance. Recommend approval with Design Review proviso.

VOTED: In reference to Petition No. Z-3518, brought by Federated Dorchester Neighborhood Houses, Inc., 1353 Dorchester Avenue, Dorchester, for three variances to erect a one-story addition to a neighborhood center facility in apartment (H-1) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval, provided plans are submitted to the Authority for Design Review. Proposed expansion would provide significant clinical services to the community. A majority of those who utilize the facility reside within walking distance.



Z-3518

1353 DORCHESTER AVE.

(DOR.)

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Board of Appeal Referrals 1/29/76

Hearing: 2/10/76

Petition No. Z-3519
Mack Trucking Corporation
Grossman's (lessee)
217 North Beacon Street, Brighton
at Market Street

One-story masonry structure - general business (B-1) and manufacturing (M-1) districts.

Purpose: to change occupancy from truck sales and service to truck sales and service, retail, interior-exterior storage of building materials.

Violation:

Section 8-7. Outdoor storage of new building materials is forbidden in a B-1 district.

Proposal would be compatible with surrounding commercial facilities. Adequate parking (50 spaces) would be provided. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3519, brought by Mack Trucking Corporation, 217 North Market Street, Brighton, for a forbidden use for a change of occupancy from truck sales and service to truck sales and service, retail, interior-exterior storage of building materials in general business (B-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval provided: that a storage fence be erected along Vineland Street beginning 30 feet west of Market Street; that landscaping be provided on Market Street; that all plans be submitted to the Authority for design approval.



217 NORTH BEACON ST.
(BRI.)

MC. KINNEY
Z 3519

FANEUIL
DEVELOPMENT
BOSTON
HOUSING
AUTHORITY

RAIL ROAD

Board of Appeal Referrals 1/29/76

Hearing: 2/10/76

Petition No. Z-3520
Frederick M. DiStefano
25 Duval Street, Brighton
at Litchfield Street

5,942 square feet of land - residential (R-.8) district.

Purpose: to erect two-story, four-unit apartment structure.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area is insufficient.	9,500 sf	5,942 sf
Section 18-1. Front yard is insufficient.	20 ft.	15 ft.
Section 20-1 Rear yard is insufficient.	40 ft.	10 ft.

Site is inappropriate for proposed density. Existing hazardous traffic conditions on these narrow streets would be further intensified by inadequate parking plan. Community has expressed strong opposition.
Recommend denial.

VOTED: In reference to Petition No. Z-3520, brought by Frederick M. DiStefano, 25 Duval Street, Brighton, for three variances to erect a four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for proposed density. Existing hazardous traffic conditions on these narrow streets would be further intensified by inadequate parking plan. Community has expressed strong opposition.

Z-3520
25 DUVAL ST.
(BRI.)



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Board of Appeal Referrals 1/29/76

Hearing: 2/10/76

Petition No. Z-3521
Roslindale Co-Op Bank
40 Belgrade Avenue, Roslindale
at Amherst Street

One-story masonry structure - local business (L-.5) district.

Purpose: to change occupancy from bank to drive-in bank.

Violations:

	<u>Required</u>	<u>Proposed</u>
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Section 8-7.	A drive-in bank is conditional in an L-.5 district.	
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Section 20-1.	Rear yard is insufficient.	20 ft.
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Rear yard violation is technical. Drive-in facility will allow existing off-street parking to be utilized by those requiring other bank services.
Recommend approval.

VOTED: In reference to Petition No. Z-3521, brought by Roslindale Co-Op Bank, 40 Belgrade Avenue, Roslindale, for a conditional use and a variance for a change of occupancy from bank to drive-in bank in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The rear yard violation is technical. Drive-in facility will allow existing off-street parking to be utilized by those requiring other bank services.



Z-3521
40 BELGRADE AVE.
(ROS.)

Board of Appeal Referrals 1/29/76

Hearing: 2/10/76

Petition No. Z-3522
Union Properties, Inc.
George Isenberg
724-742 Huntington Avenue, Roxbury
at Calumet Street

One-story masonry structure - general business (B-1) district.

Purpose: to change occupancy from package store, restaurant, tailor shop, office, retail stores, take-out restaurant to package store, restaurant, tailor shop, office, retail stores, and two take-out restaurants.

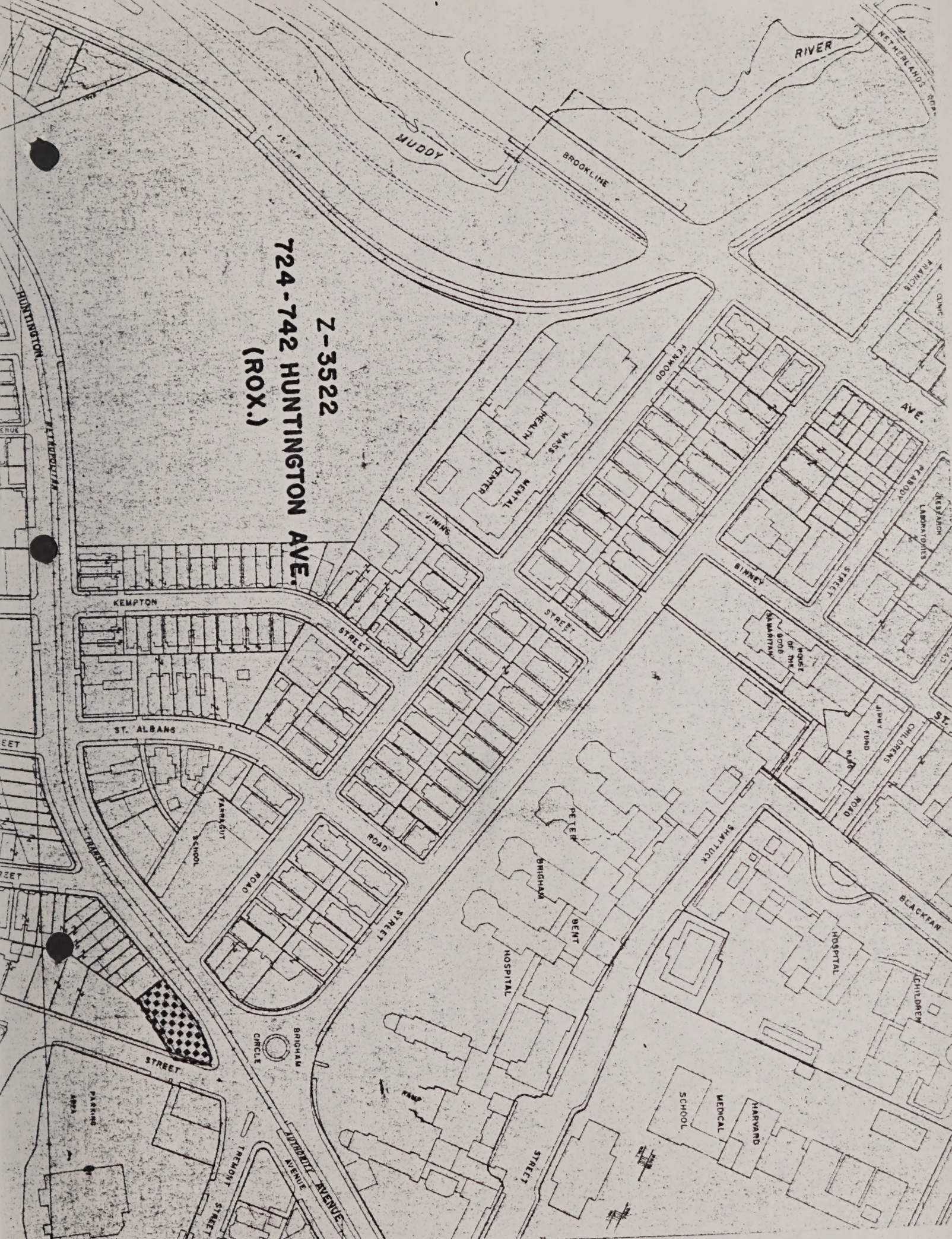
Violation:

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption, if as so sold such food or drink is ready for take-out, is conditional in a B-1 district.

Facility would be compatible with the existing retail and service uses in the immediate area. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3522, brought by Union Properties, Inc., 724-742 Huntington Avenue, Roxbury, for a conditional use for a change of occupancy from package store, tailor shop, office, retail stores, two restaurants, to package store, tailor shop, office, retail stores, three restaurants in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided: that the facility comply with Health and Hospitals Department regulations; that the facility terminate at 1 A.M. daily; that the side and rear of the structure be maintained free of debris at all times.

Z-3522
724-742 HUNTINGTON AVE.
(ROX.)



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Board of Appeal Referrals 1/29/76

Hearing: 2/10/76

Petition No. Z-3523
Joseph Mozzella
530 American Legion Highway and
321 Walk Hill Street, Roslindale

Used car lot and office, storage and retail of tires and auto accessories, retail florist store, greenhouses, one-family dwelling - local business (L-.5) district.

Purpose: to combine lots; to use premises for parking towed vehicles.

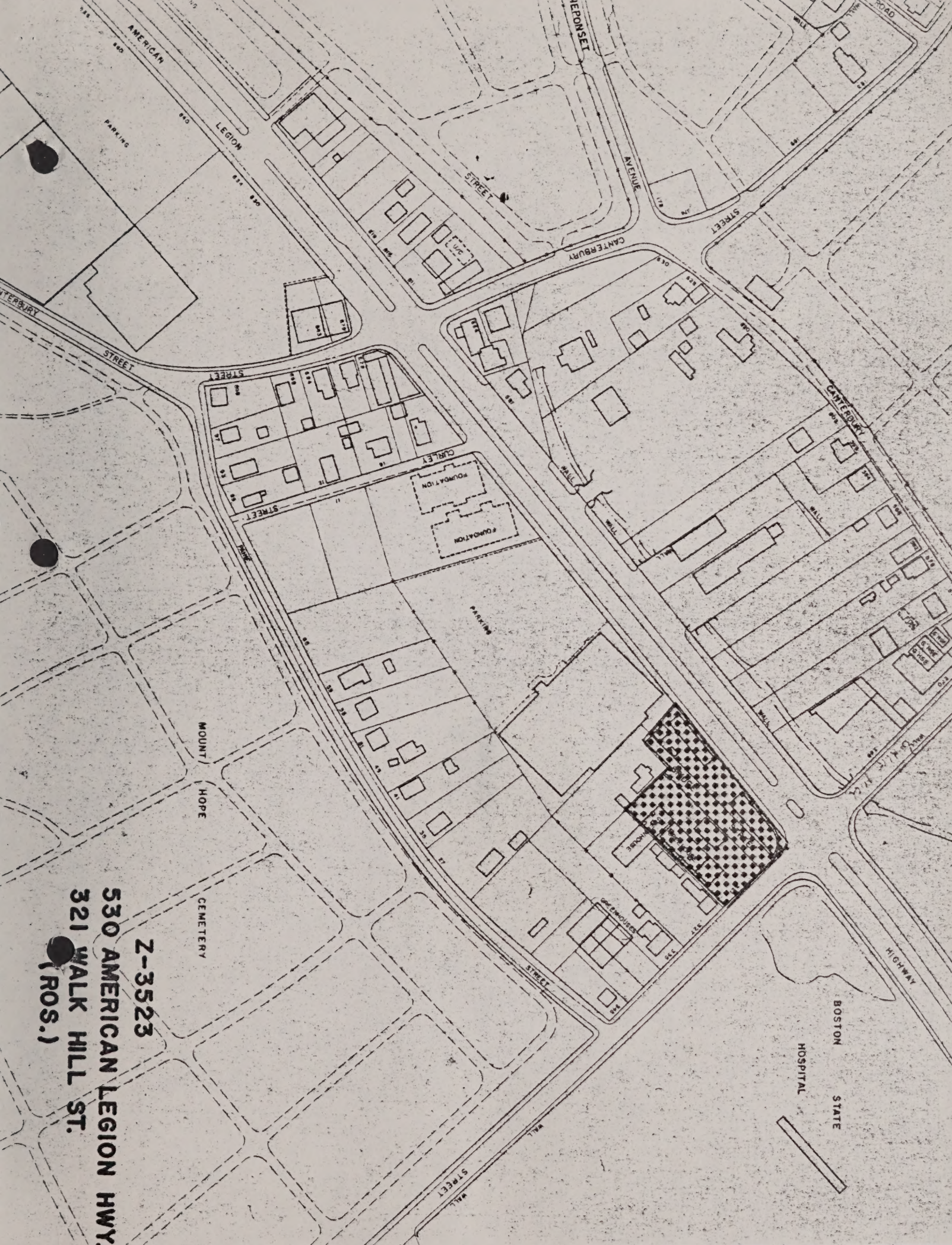
Violations:

Section 8-7. A parking lot is forbidden in an L-.5 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Proposal would not have a significant effect on existing multiple uses. There is no apparent community opposition. Staff recommends the following provisos: that no repair, wrecking-dismantling work be performed; that a minimum of five parking spaces be reserved for florist customers.
Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3523, brought by Joseph Mozzella, 530 American Legion Highway and 321 Walk Hill Street, Roslindale, for a forbidden use and a change in a nonconforming use to combine lots and use premises for parking towed vehicles in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that no repair, wrecking-dismantling work be performed, that a minimum of five spaces be reserved for florist customers, that the use be limited to a period of three years, that no more than 20 towed vehicles be stored at any time, and that all car storage areas be suitably screened from view.



Z-3523
530 AMERICAN LEGION HWY
321 WALK HILL ST.
(ROS.)

AUTHORITY MEETING - JANUARY 29, 1976

INDEX

Personnel # 1 - Miscellaneous Personnel Actions

Resignation

Joanne Lane - Technician II

Personnel # 2 - U. S. Civil Service Training Course

Linda Bourque - Senior Technician

Personnel # 3 - Travel - American Institute of Architects National Committee Meeting - Washington, D. C. - January 30-31, 1976 - Richard Joslin

Personnel # 4 - Travel - Washington, D. C. - January 28, 1976 - Joseph Berlandi and Richard Kroin (Retroactive)

Personnel # 5 - Travel - National Trust for Historic Preservation Conference - Washington, D. C. - February 5 - 6, 1976 - Deborah Gottlin

Personnel # 6 - Travel - Washington, D. C. - Department of the Interior Meeting - February 4, 1976 - Three Planning Staff members

Personnel # 7 - Travel - National Engineers' Week Seminar - Boston, Massachusetts - February 26, 1976 - 20 Staff Members